



smarthomes

## Yew Tree Lane

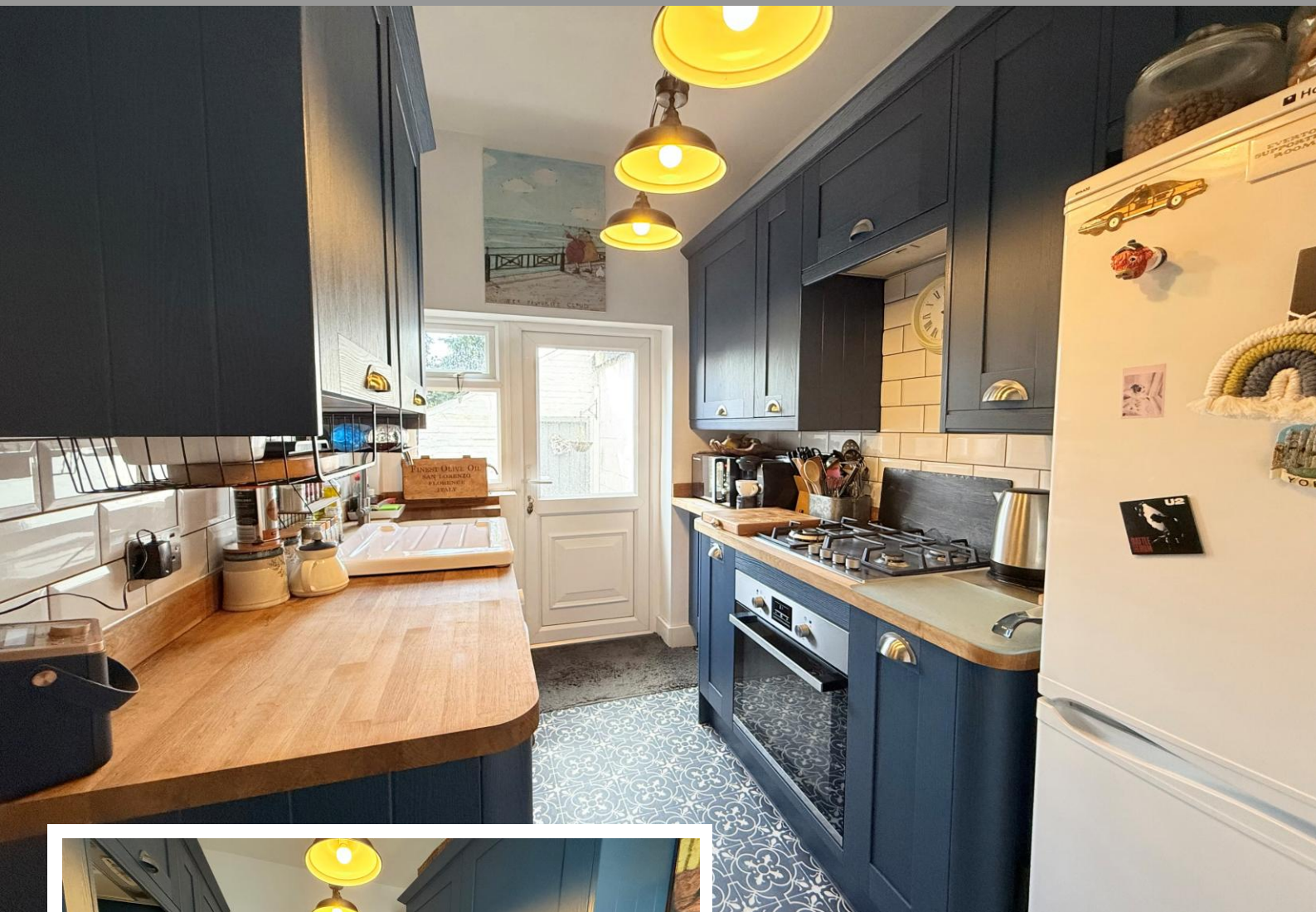
Yardley, Birmingham

- A Beautifully Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Extensive West Facing Rear Garden
- Through Lounge/Diner

**£225,000**

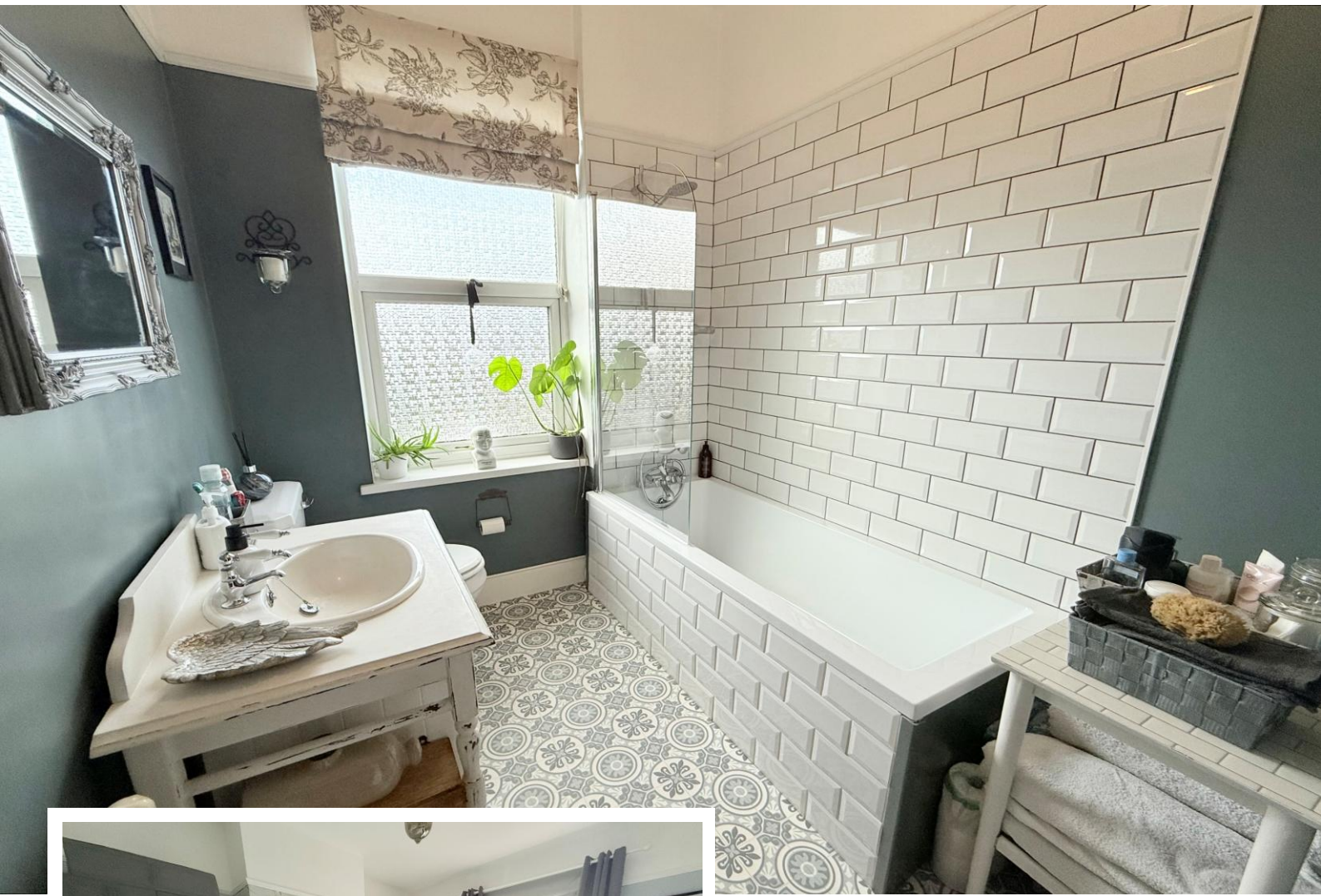
Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well presented mid-terrace family home situated in a most convenient location and offering accommodation comprising a through lounge/diner, fitted kitchen, three bedrooms, family bathroom and a West facing rear garden



## Rooms & Measurements

Lounge to Rear 3.96m x 3.12m (13'0" x 10'3")

Dining Room to Front 4.06m x 3.4m (13'4" x 11'2")

Fitted Kitchen to Rear 2.79m x 1.91m (9'2" x 6'3")

Bedroom One to Rear 3.78m x 3.12m (12'5" x 10'3")

Bedroom Two to Front 3.45m x 3.43m (11'4" x 11'3")

Bedroom Three to Front 2.29m x 1.65m (7'6" x 5'5")

Family Bathroom to Rear 2.67m x 1.91m (8'9" x 6'3")

### Tenure

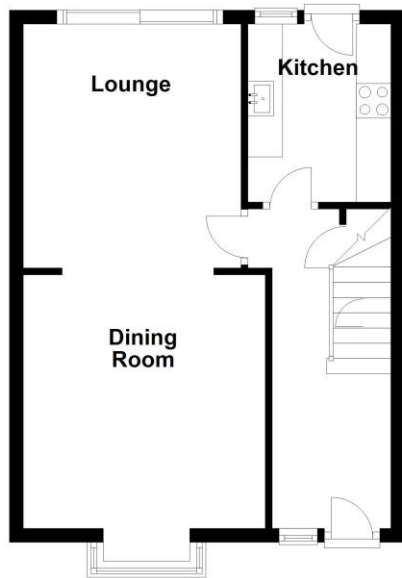
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

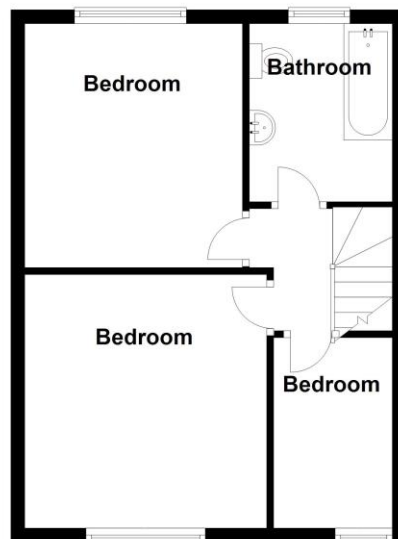
Current council tax band – B



**Ground Floor**



**First Floor**



Total area: approx. 77.5 sq. metres (834.3 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.